

CITY COUNCIL COMMUNICATION FORM

FROM: Anne Small, Director of General Services (Ext. 249)
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Winnie Delliquadri, Assistant to the City Manager (Ext. 257)

THROUGH: Deb Hinsvark, City Manager (Ext. 240)

DATE: January 6, 2015

ITEM: New Police Facility Update

NEXT STEP: Building Design and Site Approval

 X DIRECTION

I. REQUEST OR ISSUE:

On June 17, 2014 City Council directed staff to move forward with the site selection process and conceptual design for a new police department at one of three locations. Tonight we will be presenting the conceptual design and programming of a new police facility. The sites will be discussed in the executive session scheduled for later in the meeting.

II. RECOMMENDED ACTION:

Approve the conceptual design of a 15,058 square foot police facility. Land acquisition will be discussed in executive session later in the meeting.

III. FISCAL IMPACTS:

The cost to construct the programmed 15,058 sf facility is \$5.2 million. Cost for site work, utilities, sidewalks, parking lots, etc. vary depending on the site. Other costs include construction management, building permit fees, furnishings/equipment and phone/data wiring. Staff is confident this facility can be constructed, all-in, for not more than \$8.2 million.

IV. BACKGROUND INFORMATION:

The current public safety facility on Yampa Street was originally constructed in 1971 as the Steamboat Springs volunteer fire station and the population in Steamboat was approximately 2,500. In 1980, the second story was added to house the police department and City Council chambers; Steamboat population was 5,098. In 2000, the Council chambers were moved from the public safety facility to the newly constructed Centennial Hall and the old chamber was remodeled to accommodate the expanding police department.

By 2002, Steamboat's population surpassed 10,000, and with the City's resort nature firmly established, the daily population could swell to as much as 30,000. A space needs study indicated the police department required almost double the amount of space they currently occupied in order to function as an effective police facility. In the 2003 Capital Improvement Plan, constructing a new police facility was scheduled to begin in 2005. However, due to changes in priorities in 2004 and 2005, the new facility was postponed and the existing building was remodeled. Building a new facility returned to the 2008 CIP with the design phase starting in 2009 and construction in 2010. In late 2008, the economy collapsed and capital projects were scaled back to those related to the core functions of the City.

Today, the City's police department continues to operate out of a 6,600 square foot office building. The 2013 space needs analysis conservatively estimated the required space for efficient operations at 18,000 sf for the current staffing and population. The existing building lacks functionality in many areas including a crime lab, sanitary evidence drying room, evidence storage, evidence processing, victim/witness and suspect sight and sound separation, safe and adequate recorded interview rooms, secure firearms and equipment storage, office space, records storage and records processing space, secure suspect and juvenile processing areas.

For the past 3 years, staff has explored several possible police facility sites. This project was most recently supported by City Council during the approval of the 2014 budget when City Council budgeted \$300K to continue with the police facility project.

At the May 7, 2013 meeting, City Council voted 7/0 that a new police facility was needed with size and cost to be determined. Staff moved forward with investigating various sites throughout the City while continuing to work with the architectural team to develop a building program.

In October 2013 staff made the police facility project information readily available to the public by placing a "New Police Facility" tab on the City website. Press releases advertising the information to the public resulted in a Steamboat Pilot and Today Newspaper article and many public visits to the site. Public comments were also solicited on the webpage. The website includes a complete project history and provides detailed information on the following:

- A total of 10 City Council presentations with information presented to City Council from the following meeting dates: March 20, 2012; September 18, 2012; October 16, 2012; October 30, 2012; December 18, 2012; February 5, 2013; May 7, 2013; September 17, 2013; and June 17, 2014.
- Location Criteria
- A map of the 29 sites investigated with corresponding pros and cons and a location analysis for each site location
- Public involvement including tours and comments gathered from nearly 100 citizens who completed the tours in 2013
- Complete space needs studies from 2002 and 2013
- The history and background of the current facility

Staff narrowed the 29 investigated sites down to what staff believed to be the five most feasible sites. The architects for this project also put together seven conceptual blocking plans for the five sites and presented the information to you on June 17, 2014. The five proposed sites included:

1. A. 9th and Yampa- Remodel of existing police building
B. 9th and Yampa Street- New Building
C. 8th and Yampa Street- New Building
2. Fox Creek Site (Located behind Western Convenience at Hilltop/Hwy 40)
3. 10th and Lincoln (Located on the parking lot in front of City Hall)
4. Highway 40 Site (South of Hampton Inn)
5. Pine Grove Road and Central Park Drive (YVMC)

On June 17, 2014 City Council selected the Fox Creek, US Hwy 40 and the YVMC parcel at Pine Grove Road/Central Park Drive as possible sites for a new police station. Staff requested informal proposals from each of the three property owners while conducting property appraisals. YVMC very recently withdrew their offer from consideration. Staff is prepared to discuss the remaining two sites, US Highway 40 and Fox Creek with Council during the executive session.

V. LEGAL ISSUES:

Typical legal requirements associated with land acquisition.

VI. CONFLICTS OR ENVIRONMENTAL ISSUES:

None.

VII. SUMMARY AND ALTERNATIVES:

1. Approve the conceptual design and direct staff to move forward with design development and land acquisition of the preferred site
2. Remove project from CIP and postpone the project indefinitely.

NEW POLICE FACILITY

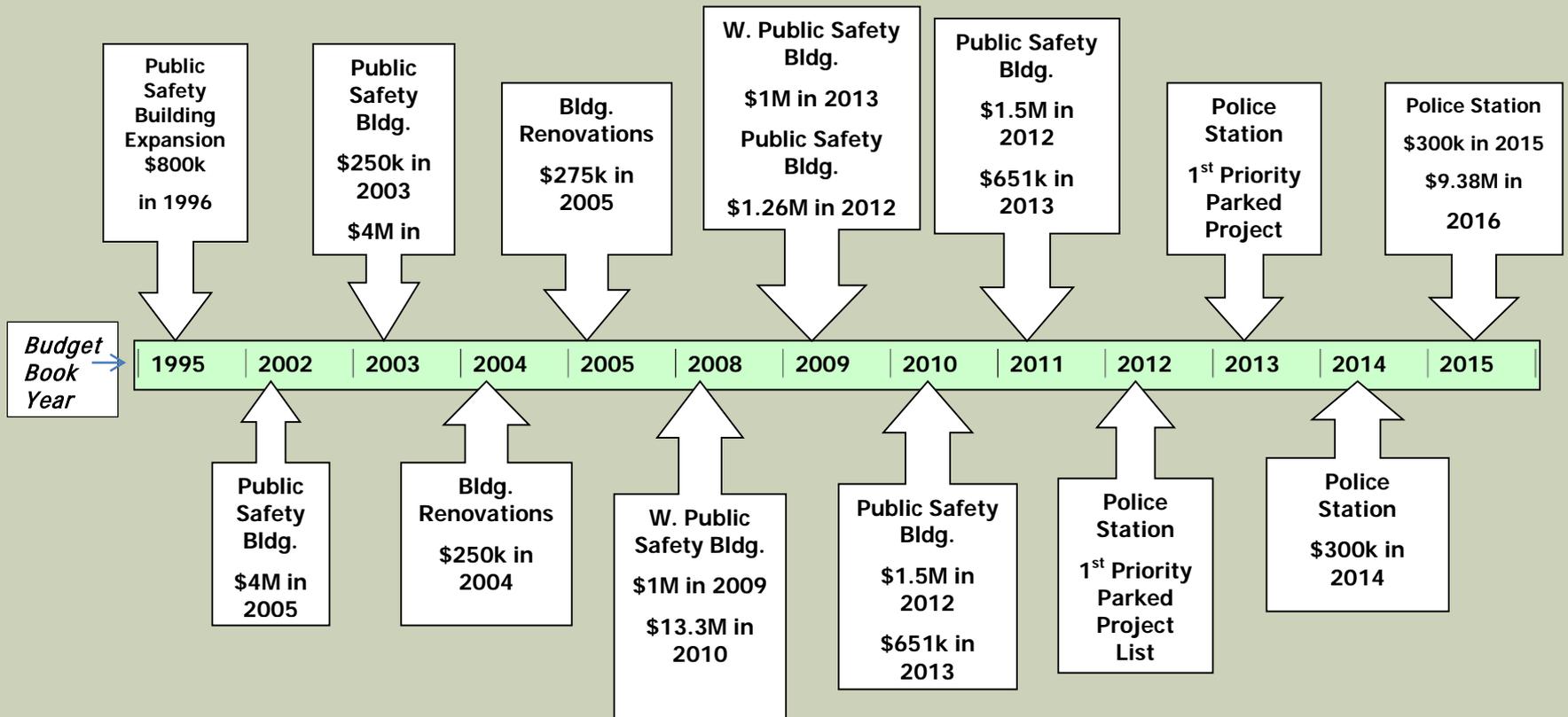
Conceptual
Design and
Program

Project
Cost
Estimate

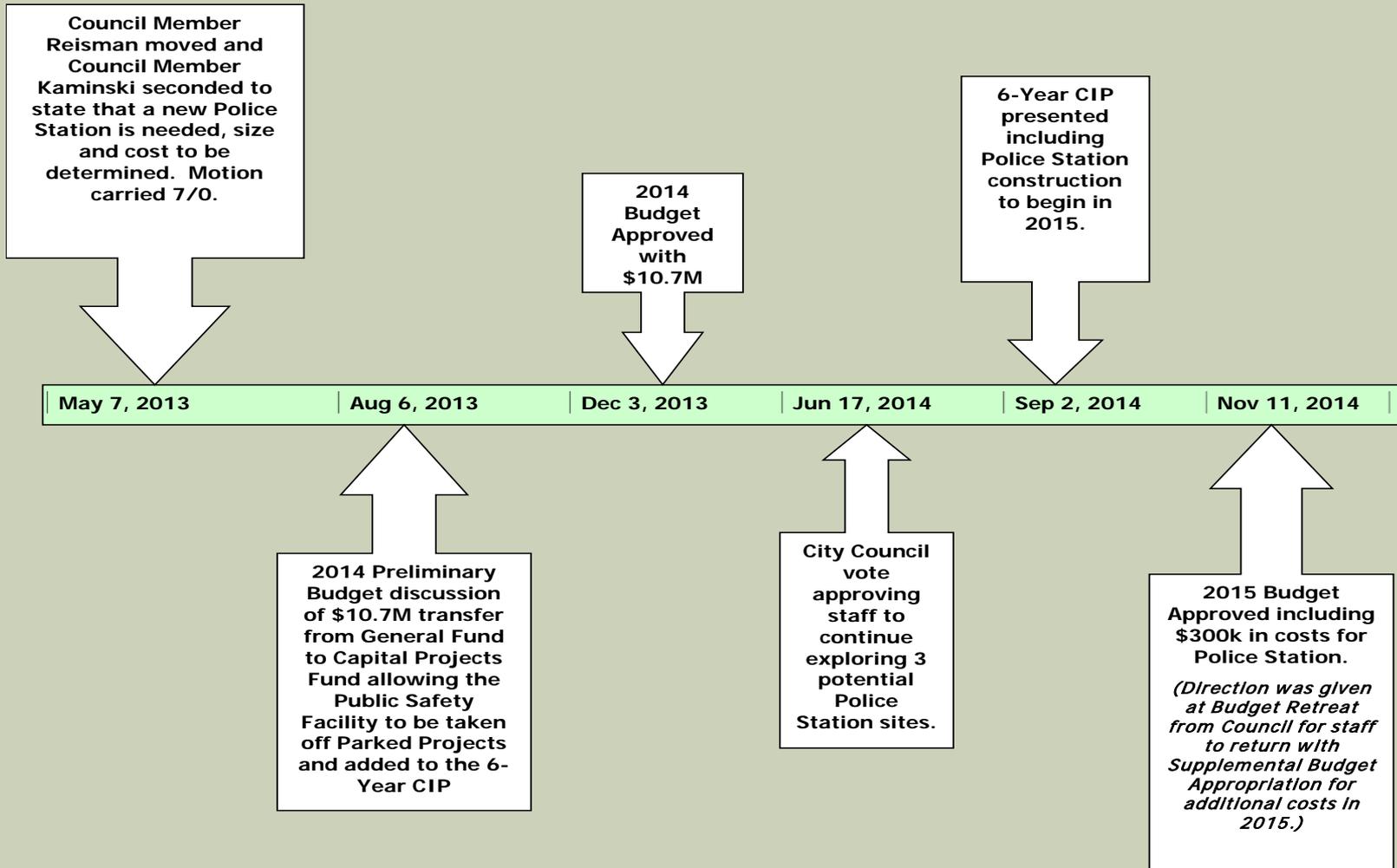
SELECTED SITES

- Pine Grove Road/Central Park Drive (YVMC)
- **Fox Creek – US Highway 40 and Hilltop Pkwy**
- **Steamboat 40 – US Highway 40 (south of Hampton Inn)**

Police Station – Budget History



Police Station – Council History



CIP PRIORITIZATION (AS PRESENTED TO CITY COUNCIL SEPTEMBER 2, 2014)

CITY OF STEAMBOAT SPRINGS									
2015 BUDGET									
Rank 1-5									
Multiplier of 5									
Multiplier of 5									
Multiplier of 4									
Multiplier of 3									
Multiplier of 3									
Multiplier of 2									
Multiplier of 2									
Total Score									
6-Year CIP Projects	Satisfaction of legal/contractual obligations	Health and safety	Adopted City policies	Cost effectiveness (will it save money immediately or if not done now will it have a prohibitive cost later?)	Long term return on investment in \$ and/or community benefit	Community satisfaction	Outside funding	Total Score	
Fire Department - SCBA Equipment 2017	5	5	5	5	5	5	2	114	
General Paving Program	5	5	5	5	5	5	0	110	
Police Station	4	5	5	4	5	4	3	106	
Pedestrian Sidewalks, Bicycle, & Transit Facilities	4	5	5	4	5	5	1	104	
11th Street Bridge	4	5	5	4	5	4	2	104	
Fire Department Apparatus - 2015 Ambulance	5	5	2	5	5	5	3	104	
Fire Department Apparatus - 2020 Ambulance	5	5	2	5	5	5	3	104	
Igloo Modular	5	5	3	4	5	4	3	103	
Stormwater System Improvements	5	5	5	5	3	3	1	102	
Snake Island Property	5	3	3	5	5	5	5	102	

“MORE WALKABLE PLACES PERFORM BETTER ECONOMICALLY. AS THE NUMBER OF ENVIRONMENTAL FEATURES THAT FACILITATE WALKABILITY AND ATTRACT PEDESTRIANS INCREASE, SO DO OFFICE, RESIDENTIAL, AND RETAIL RENTS, RETAIL REVENUES, AND FOR-SALE RESIDENTIAL VALUES.”

- CHRISTOPHER LEINBERGER, SENIOR FELLOW, METROPOLITAN POLICY PROGRAM, BROOKINGS INSTITUTE



TO ACHIEVE A VIBRANT, ECONOMICALLY HEALTHY, GROWING AND VITAL DOWNTOWN, DENVER MUST BE COMMITTED TO A SUSTAINED EFFORT IN EACH OF THE ELEMENTS: PROSPEROUS, WALKABLE, DIVERSE, DISTINCTIVE AND GREEN. -DOWNTOWN DENVER AREA PLAN

Before



After



Before



Before



After



After?

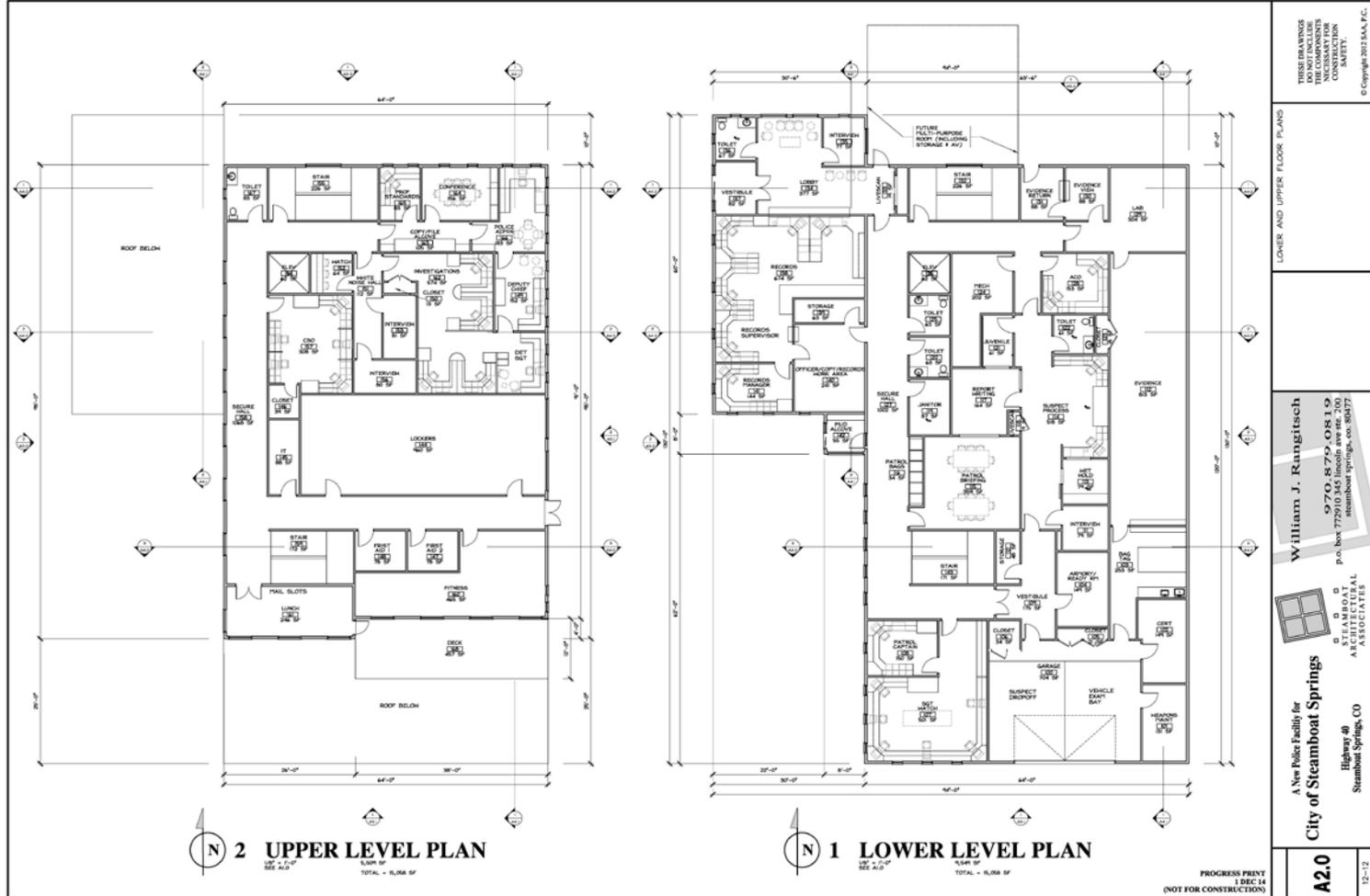


“REPURPOSING A BUILDING THAT HAS THE POTENTIAL TO OFFER A FINANCIAL RETURN FOR THE COMMUNITY, IS ALSO AN IMPORTANT CONSIDERATION. THE FINANCIAL RETURN COULD BE IN THE FORM OF PROPERTY TAXES, JOBS, HOUSING, NEEDED PUBLIC SERVICES, OR THE POTENTIAL OF SPURRING ADDITIONAL BUILDING REVITALIZATION.”

-A COMMUNITY GUIDE TO REPURPOSING VACANT AND UNDERUTILIZED HISTORIC BUILDINGS



PROGRAMMING



CONSTRUCTION COST ESTIMATE

Police Facility 15,058 sf	Unit Cost	Total
15,058 sf	\$350	\$5,270,300
Sitework/utilities/landscaping	LS	\$501,600
Access road/parking lot/sidewalks	LS	\$541,750
Architectural/Engineering	10%	\$631,365
Construction Management	2%	\$105,406
Geotech Engineer	LS	\$25,000
Tap fees	LS	\$47,000
Building permit fees	LS	\$25,000
FF&E	LS	\$250,000
Phone & data wiring	LS	\$100,000
Contingency	10%	\$631,365
Total Construction Cost		\$8,128,786

FUNDING SOURCES

- **\$6,128,786** **Capital Fund**
- **\$2,000,000** **DOLA – Energy & Mineral Impact Fund**